

# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Thu Apr 28 2016

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 740 S PEARL ST COLUMBUS, OH

**Mailing Address:** 740 S PEARL ST

COLUMBUS OH 43206-2032

**Owner:** STANLEY JULIE G

**Parcel Number:** 010054727

#### ZONING INFORMATION

**Zoning:** Z72-055, Residential, R2F

effective 6/21/1972, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** German Village

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



OFFICE USE ONLY

Application Number: BZA16-051 Date Received: 4-13-16  
Application Accepted by: JF Fee: \$320-  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: R-2F  
Comments: \_\_\_\_\_

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

REPLACE EXISTING OFF STREET PARKING SPACE WITH A FREESTANDING  
ONE CAR GARAGE X IS 3332.22(CX3) applicable?  
SECTION 3332.18(D) LOT COVERAGE FROM 50.00% TO 61.98%  
VISION Clearance?

**LOCATION**

Certified Address: 740 S PEARL ST. City: COLUMBUS Zip: 43206

Parcel Number (only one required): 010-054727

**APPLICANT** (If different from Owner):

Applicant Name: WILLIAM HUGBS Phone Number: 614-221-2724 Ext.: \_\_\_\_\_  
Address: 750 MOHAWK ST. City/State: CDL OH Zip: 43206  
Email Address: HUGBSBILL@GMAIL.COM Fax Number: NONE

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: JULIE G. STANLEY Phone Number: 614-832-3578 Ext.: \_\_\_\_\_  
Address: 740 S PEARL ST. City/State: COL OH Zip: 43206  
Email Address: HUGBSBILL@GMAIL.COM Fax Number: NONE

**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☐ Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: [Signature]  
PROPERTY OWNER SIGNATURE: Julie G. Stanley  
ATTORNEY / AGENT SIGNATURE: \_\_\_\_\_



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY **740 S. Pearl Street, Columbus, OH 43206**

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Julie G. Stanley

740 S. Pearl Street

Columbus, OH 43206

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

William Hugus

614-221-2724

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) German Village Commission (Cristin Moody)

50 W. Gay Street

Columbus, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Judith T. Politi	757 City Park Ave. Columbus, OH 43206	757 City Park Ave. Columbus, OH 43206
Joseph E. Huber	747 City Park Ave. Columbus, OH 4320	540 W. Second St. Columbus, OH 43201
745 City Park LLC, Sharon Cameron	745 City Park Ave. Columbus, OH 43206	741 City Park Ave. Columbus, OH 43206
Sharon Cameron	741 City Park Ave. Columbus, OH 43206	741 City Park Ave. Columbus, OH 43206
Peter & Kristyn Hartman	48 E. Frankfort St. Columbus, OH 43206	48 E. Frankfort St. Columbus, OH 43206

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 10th day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires \_\_\_\_\_

Notary Seal



**BRIAN S. ARTZ, ATTORNEY AT LAW**  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

**740 SOUTH PEARL STREET**  
**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov**STATEMENT OF HARDSHIP**

APPLICATION #

**3307.09 Variances by Board.**

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

THIS APPLICANT IS REQUESTING VARIANCE(S) TO CONSTRUCT A BASIC ONE CAR GARAGE IN PLACE OF AN EXISTING OFF STREET PARKING SPACE, AS MANY OTHER PROPERTIES ALREADY HAVE IN THE DISTRICT. THE GERMAN VILLAGE COMMISSION ENCOURAGES AN ENCLOSED PARKING AREA IN LIEU OF AN OPEN PARKING AREA BESIDE AN HISTORIC PROPERTY. THE EXISTING PROPERTY COVERAGE IS 49 % AND NOT THE RESULT OF ACTIONS BY THIS HOMEOWNER AND THE PROPOSED PROPERTY COVERAGE OF 61.98 % WILL NOT BE INJURIOUS TO ADJACENT PROPERTIES.

Signature of Applicant



Date

4-18-16

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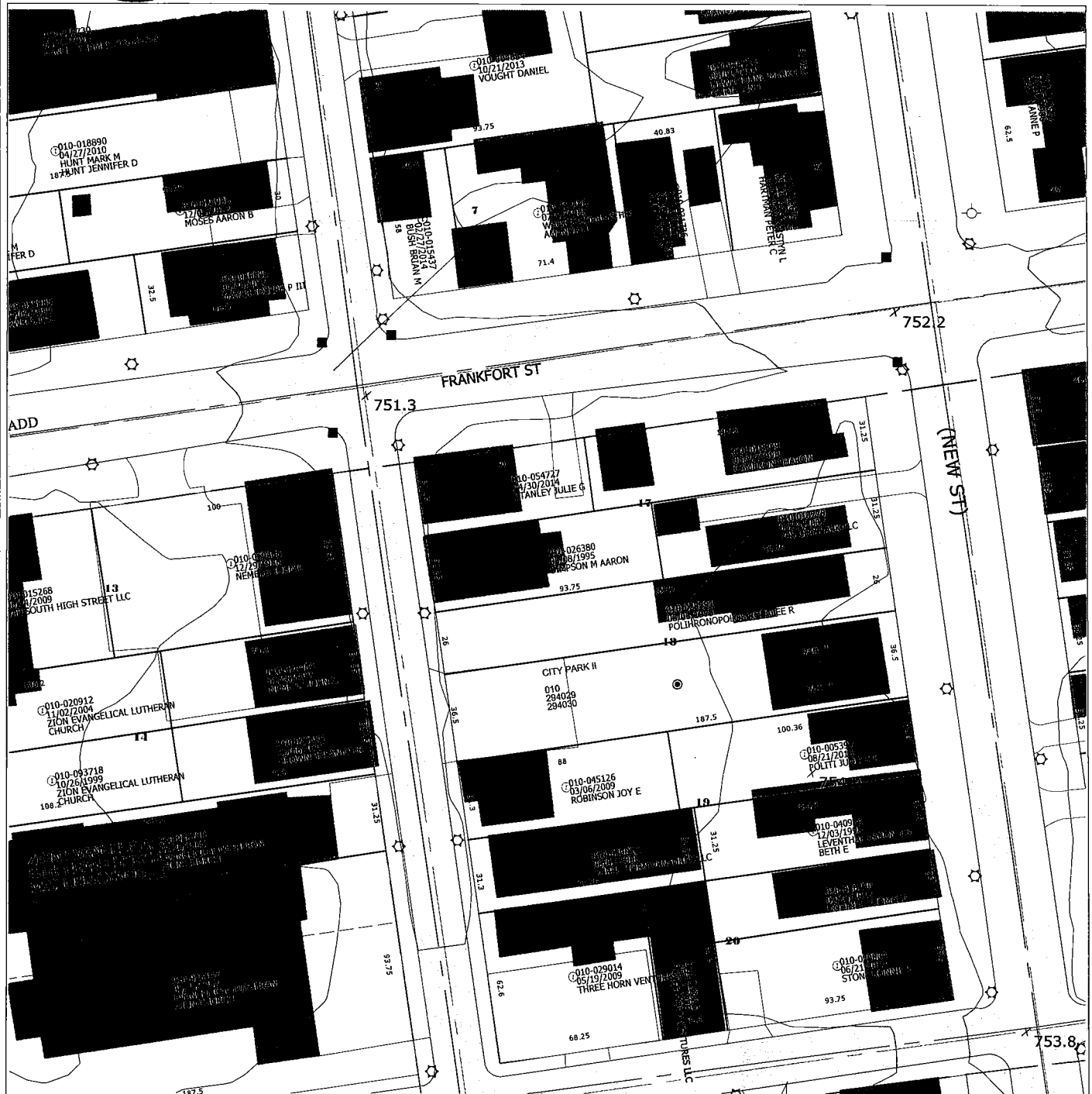
Please make checks payable to the Columbus City Treasurer



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 8/19/15



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

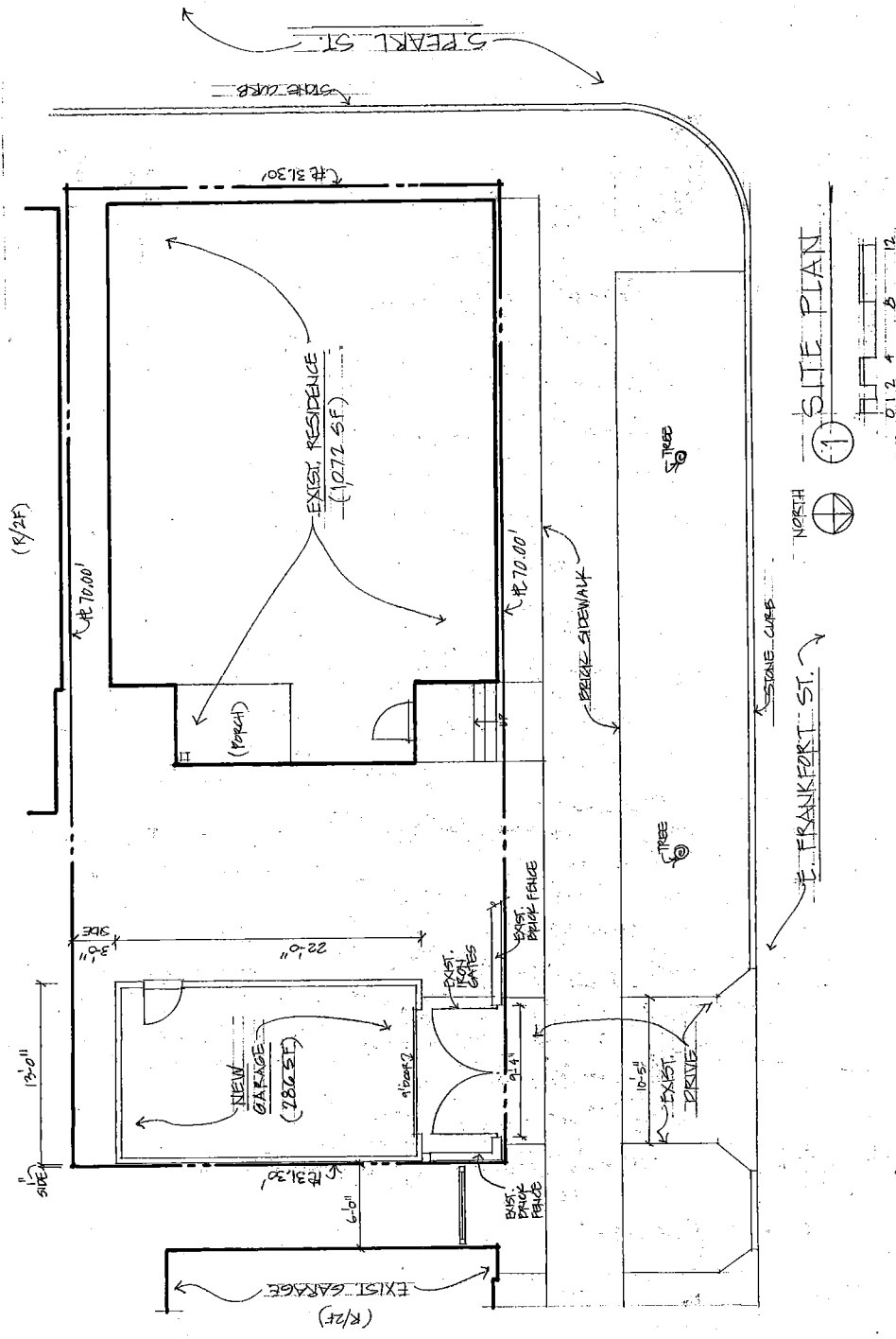
WILLIAM HUGHES ARCHITECTS LTD  
750 Mohawk Street • Columbus • Ohio 43206 614-221-2724

STANLEY RESIDENCE  
740 S. PEARL ST.  
COLUMBUS, OHIO 43226

CONCEPT  
CON. DOOS  
4-15-16

1  
SITE PLAN

SITE DATA  
# 010-054727  
R/2 F SINGLE USE  
CODE LOT AREA = 2,191 SF  
COVERAGE = 1,358 SF = 61.98 %  
MINIMUM SIDE YARD @ PEARL = 3.00'  
MINIMUM SIDE YARD @ FRANKFORT = 0.08'  
REAR YARD = 694 SF = 31.68 %  
PARKING (EXISTING) = 1 AUTO



WHP

**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM HUGGS  
of (COMPLETE ADDRESS) 750 MOHAWK ST, COLUMBUS, OHIO 43206  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following  
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of  
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

JULIE G. STANLEY

740 S. PEARL ST., COL, OHIO 43206

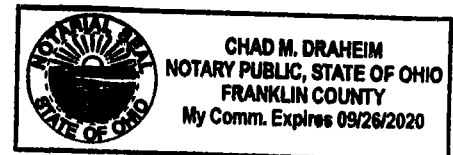
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 18<sup>th</sup> day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/26/2020

Notary Seal Here



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